POLICY FOR DESIGNATED PUBLIC HEARING ITEMS

Pursuant to the Commission’s general operating procedures, the Commission at times must necessarily limit the speaking times of those presenting testimony on either side of an issue that is designated as a public hearing item. In all instances, however, equal time is allowed for presentation of pros and cons of matters to be acted upon. All requests to address the Commission on public hearing items must be submitted prior to the Commission’s consideration of the item. **EVERY PERSON WISHING TO ADDRESS THE COMMISSION MUST COMPLETE A SPEAKER’S REQUEST FORM AND SUBMIT IT TO THE COMMISSION STAFF.**

Day of hearing submissions (10 copies must be provided) are limited to 2 pages plus accompanying photographs and posters.

The Commission may RECONSIDER and alter its action taken on items listed herein at any time during this meeting or during the next regular meeting, in accordance with the Commission Policies and Procedures and provided that the Commission retains jurisdiction over the case. **In the case of a Commission meeting cancellation, all items shall be continued to the next regular meeting date or beyond, as long as the continuance is within the legal time limits of the case or cases.**

AGENDAS are posted for public review in the Main Street lobby of City Hall East, 200 North Main Street, Los Angeles, California, and are accessible online at [http://planning.lacity.org](http://planning.lacity.org).

Sign language, interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than **7 days** prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWESTLA@lacity.org.

If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at this public hearing, or in written correspondence on these matters delivered to this agency at or prior to the public hearing.

If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City’s decision became final pursuant to California Code of Civil Procedure section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

**GLOSSARY OF ENVIRONMENTAL TERMS:**

- CEQA – California Environmental Quality Act
- CE – Categorical Exemption
- EIR – Environmental Impact Report
- MND – Mitigated Negative Declaration
- ND – Negative Declaration

*Información en Español acerca de esta junta puede ser obtenida llamando al (213) 978-1300*
1. **DIRECTOR’S REPORT**
   
   A. Items of interest.

2. **COMMISSION BUSINESS**
   
   A. Advance Calendar

   B. Commission Requests


3. **NEIGHBORHOOD COUNCIL**
   
   Presentation by Neighborhood Council representatives on any neighborhood council resolution, or community impact statement filed with the City Clerk, which relates to any agenda item listed or being considered on this agenda.

4. **ZA-2014-3007-CDP-CUB-ZV-SPP-MEL-1A**
   
   Council District: 11 - Bonin

   CEQA: ENV-2014-3008-MND-REC1

   Plan Area: Venice

   Last Day to Act: 06-07-17

   Continued from: 08-17-16, 05-18-16, and 03-16-16

   **Request from the Applicant to the West Los Angeles Area Planning Commission to extend the time in which to act on the appeal and to continue the matter to July 19, 2017. (Motion required)**

   **PUBLIC HEARING REQUIRED**

   **PROJECT SITE:** 811 – 815 South Ocean Front Walk

   **PROPOSED PROJECT:**

   The demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story, 35-foot in height, approximately 11,147 square-foot mixed-use building containing a ground-level 2,691 square-foot restaurant selling and dispensing a full-line of alcoholic beverages, two upper floor residential dwelling units, and a subterranean parking providing 36 on-site parking spaces in the C1-1 Zone within the dual-permit jurisdiction of the Coastal Zone.

   **APPEAL:**

   1. An appeal of the Zoning Administrator’s determination to approve a Coastal Development Permit authorizing the demolition of nine existing residential dwelling units within three buildings, and the construction use and maintenance of a three-story mixed-use building containing a ground-level restaurant, two dwelling units, and subterranean parking garage, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;

   2. An appeal of the Zoning Administrator’s determination to approve a Conditional Use Permit for the sale and dispensing of a full line of alcoholic beverage for on-site consumption in conjunction with a proposed restaurant in the C1-1 Zone, pursuant to LAMC Section 12.24-W,1;
3. An appeal of the Zoning Administrator’s determination to approve a Project Permit Compliance Review for the Project within the Venice Coastal Zone Specific Plan, pursuant to LAMC Section 11.5.7-C,

4. An appeal of the Mello Act Compliance Determination for the Project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures; and

5. An appeal of the Zoning Administrator’s adoption of an addendum to the Mitigated Negative Declaration, ENV-2014-3008-MND adopted on May 13, 2015, pursuant to California Environmental Quality Act (CEQA), Section 21082.1(c)(3) and 21081.6 of the California Public Resources Code and the proposed Mitigation Monitoring Program (MMP) prepared for the Mitigated Negative Declaration.

Applicant: 811 Ocean Front Walk LLC, 815 Ocean Front Walk LLC, Gary L & Vera Sutter
Representative: John Reed, Reed Architectural Group, Inc.

Appellants: People Organized for Westside Renewal (POWER), Bill Przylucki, Robin Rudisill, Mark Kleiman, Gabril Ruspini, Todd Darling, Lydia Ponce, Sue Kaplan, George Gineris, and Laddie Williams

Staff: Jonathan Hershey, Senior City Planner
jonathan.hershey@lacity.org
(213) 978-1337

CEQA: ENV-2015-1283-CE Last Day to Act: N/A
Plan Area: Brentwood – Pacific Palisades

PUBLIC HEARING REQUIRED

PROJECT SITE: 881 North Alma Real Drive

PROPOSED PROJECT:
The installation of two wall signs on two of the parapet faces of the subject building.

In compliance with the Peremptory Writ of Mandate issued in Los Angeles Superior Court Case Number BS164586, Charlie Loves Brooms and Molly Loves Peanut Butter, LLC vs. City of Los Angeles, et al., the West Los Angeles Area Planning Commission (APC) will hold a hearing in order to comply with a court order setting aside the APC’s denial of a Project Permit Compliance and Design Review for the installation of two building identification signs on a three-story building located at 881 Alma Real Drive. The Writ of Mandate determines that the project was deemed approved by operation of law under the Permit Streamlining Act (Government Code §65920 et seq.) and that the decision by the West LA Area Planning Commission denying the project is void ab initio.

The Commission may recess into Closed Session pursuant to Government Code section 54956.9(d)(1) to allow the Commission to confer with the City's legal counsel relative to the lawsuit, Charlie Loves Brooms and Molly Loves Peanut Butter, LLC vs. City of Los Angeles, et al., LASC Case No. BS164586.

REQUESTED ACTIONS:
1. Set aside its decision in Case No. DIR-2015-1282-DRB-SPP-1A and rescind the related APC Letter of Determination, dated October 31, 2016;
2. Set aside the Director of Planning Letter of Determination in Case No. DIR-2015-1282-DRB-SPP, dated April 22, 2016;

3. Find that in accordance with the Peremptory Write of Mandate in Case No. BS164586, the subject Project Permit Compliance and Design Review are deemed approved by operation of law under the Permit Streamlining Act.

Applicant: Erick S. Kroh  
Representative: Jack Rubens, Esq. Sheppard, Mullin, Richter & Hampton, LLC.

Appellant: Charlie Loves Brooms and Molly Loves Peanut Butter, LLC

Staff: Kenton Trinh, City Planning Associate  
kenton.trinh@lacity.org  
(213) 978-1290

6. **ZA-2016-2090-CDP-CU-CUB-SPP-1A**  
Council District: 11 - Bonin  
CEQA: ENV-2016-2091-CE  
Last Day to Act: 06-06-17  
Plan Area: Venice

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 1711 South Lincoln Boulevard

**PROPOSED PROJECT:**
The demolition of a detached garage and workshop, and the construction of a 2-car carport, a 794 square-foot addition to an existing one-story restaurant building for a total floor area of 3,326 square-feet and a maximum building height of 13-feet 6-inches in the [Q]C2-1-CDO Zone within the single-permit jurisdiction of the Coastal Zone.

**APPEAL:**
1. An appeal of the Zoning Administrator’s determination to deny a Coastal Development Permit for the Project in the single-permit jurisdiction area of the Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Zoning Administrator’s determination to deny a Conditional Use to permit closing hours of 1:00 a.m. Sunday-Thursday and closing hours of 2:00 a.m. Friday and Saturday, pursuant to LAMC Section 12.24-W,27;
3. An appeal of the Zoning Administrators determination to deny a Conditional Use for sale and dispensing of a full line of alcoholic beverages for onsite consumption in conjunction with the proposed restaurant, pursuant to Los Angeles Municipal Code Section 12.24-W,1;
4. An appeal of the Zoning Administrator’s determination to deny a Project Permit Compliance review of a project within the Venice Coastal Zone Specific Plan, Pursuant to LAMC Section 11.5.7-C; and
5. Consider that pursuant to CEQA Guidelines, an Exemption from City CEQA Guidelines, Article III, Class 1, and Section 5, and that there is not substantial evidence demonstrating that an exception to a categorical exemption pursuant to CEQA Guidelines, Section 15300.2 applies.

Applicant: Rob Lissner  
Representative: Allen Sanford, Venice Music Group, LLC

Appellant: Rob Lissner  
Representative: Elisa Paster, Glaser Weil, LLP
7. **DIR-2016-51-CDP-SPP-MEL-1A**  
   **Council District:** 11 - Bonin  
   **Last Day to Act:** 06-21-17  
   **Plan Area:** Venice

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2812, 2814, 2816 and 2818 South Grand Canal

**PROPOSED PROJECT:**  
The demolition of a four-unit residential structure and two detached garages, and the  
construction of a new three-story, 4,632 square-foot, single-family dwelling located in the  
RW1-1-O Zone within the dual permit jurisdiction area of the Coastal Zone.

**APPEAL:**  
1. An appeal of the Planning Director’s approval of a Coastal Development Permit for the  
project, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;  
2. An appeal of the Specific Plan Project Permit Compliance for the project located within  
the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7;  
3. An appeal of the Mello Act Compliance Determination for the project, pursuant to  
Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim  
Mello Act Compliance Administrative Procedures; and  
4. An appeal of the Categorically Exemption from environmental review, pursuant to  
Section 1, Class 3 and Class 32, Category 1 of the City CEQA Guidelines, as the  
environmental clearance for the project.

**Applicant:** Damir Pevec, Mobile Park Investment  
**Representative:** Zoran Pevec, Archive Design Group

**Appellants:** Will Hawkins et al

**Staff:** Juliet Oh, City Planning Associate  
**juliet.oh@lacity.org**  
(213) 978-1186

8. **ZA-2015-2404-CDP-MEL-SPP-1A**  
   **Council District:** 11 - Bonin  
   **Last Day to Act:** 04-05-17  
   **Continued from:** 04-05-17 and 03-15-17
   **Plan Area:** Venice

**PUBLIC HEARING REQUIRED**

**PROJECT SITE:** 2003 South Linden Avenue
PROPOSED PROJECT:
The demolition of a single-family dwelling and the construction of a new two-story single-family dwelling with an attached two-car garage in the R2-1 Zone within the single-permit jurisdiction of the California Coastal Zone.

APPEAL:
1. An appeal of the Zoning Administrator’s approval of a Coastal Development Permit for the project within the single permit jurisdiction of the California Coastal Zone, pursuant to Los Angeles Municipal Code (LAMC) Section 12.20.2;
2. An appeal of the Mello Act Compliance Determination for the project, pursuant to Government Code Section 65590 and 65590.1 and the City of Los Angeles Interim Mello Act Compliance Administrative Procedures;
3. An appeal of the Specific Plan Project Permit Compliance for the project located within the Venice Coastal Zone Specific Plan area, pursuant to LAMC Section 11.5.7; and
4. An appeal of the Categorical Exemption from environmental review, pursuant to Class 3, Category 1 of the City CEQA Guidelines, as the environmental clearance for the project.

Applicant: Charles C. Forsyth
Representative: M.E. Morales

Appellants: Sue Kaplan, Shoshana Maler, Lillian White, Shepard Stern, and Nancy Wilding

Staff: Jason Chan, City Planner
jason.chan@lacity.org
(213) 978-1310
9. **PUBLIC COMMENT PERIOD**

The Area Planning Commission shall provide an opportunity in open meetings for the public to address on items of interest to the public that are within the subject matter jurisdiction of the Area Planning Commission. (This requirement is in addition to any other hearing required or imposed by law.) Persons making requests are encouraged to do so in writing and should submit 10 copies to the Area Planning Commission for its consideration.

Persons wishing to speak must submit a speaker's request form prior to the commencement of the public comment period.

Individual testimony within the public comment period shall be limited to five (5) minutes per person and up to ten (10) minutes per subject at the discretion of the Commission President.

The next regular meeting of the West Los Angeles Area Planning Commission will be held at **4:30 p.m. on Wednesday, June 7, 2017** at

HENRY MEDINA WEST L.A. PARKING ENFORCEMENT FACILITY
11214 WEST EXPOSITION BOULEVARD, 2nd FLOOR, ROLL CALL ROOM
LOS ANGELES, CA  90064

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As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate. The meeting facility and its parking are wheelchair accessible. Language interpreters, sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than (7) seven working days prior to the meeting by calling the Commission Executive Assistant at (213) 978-1300 or by e-mail at APCWestla@lacity.org.